



Ashford Road, Eastbourne BN21 3TE

welcome to

Ashford Road, Eastbourne

*** GUIDE PRICE £380,000 - £390,000 ***

An excellent investment opportunity to acquire this FIVE BEDROOM, Five en-suite HMO ideally located within Eastbourne's immediate Town Centre. Converted within recent years, the property currently produces a gross income of circa £37,000 per annum.



Entrance Porch

Double glazed door to the front aspect.

Entrance Hall

Door to the front aspect. Radiator.

Room 1

Double glazed bay window to the front aspect.
Radiator.

En - Suite

Comprising a shower cubicle with over head shower attachment. Low level W.C. Heated towel rail.

Room 2

Double glazed window to the rear aspect. Radiator.

En - Suite

Comprising a shower cubicle with over head shower attachment. Low level W.C. Heated towel rail.

Room 3

Double glazed window to the rear aspect. Radiator.

En - Suite

Comprising a shower cubicle with over head shower attachment. Low level W.C. Heated towel rail.

Kitchen

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Double electric oven and gas hob with cooker hood above. Double glazed window to the side and rear aspect. Radiator.

First Floor Landing

Loft access.

Room 4

Double glazed window to the rear aspect. Radiator.

En - Suite

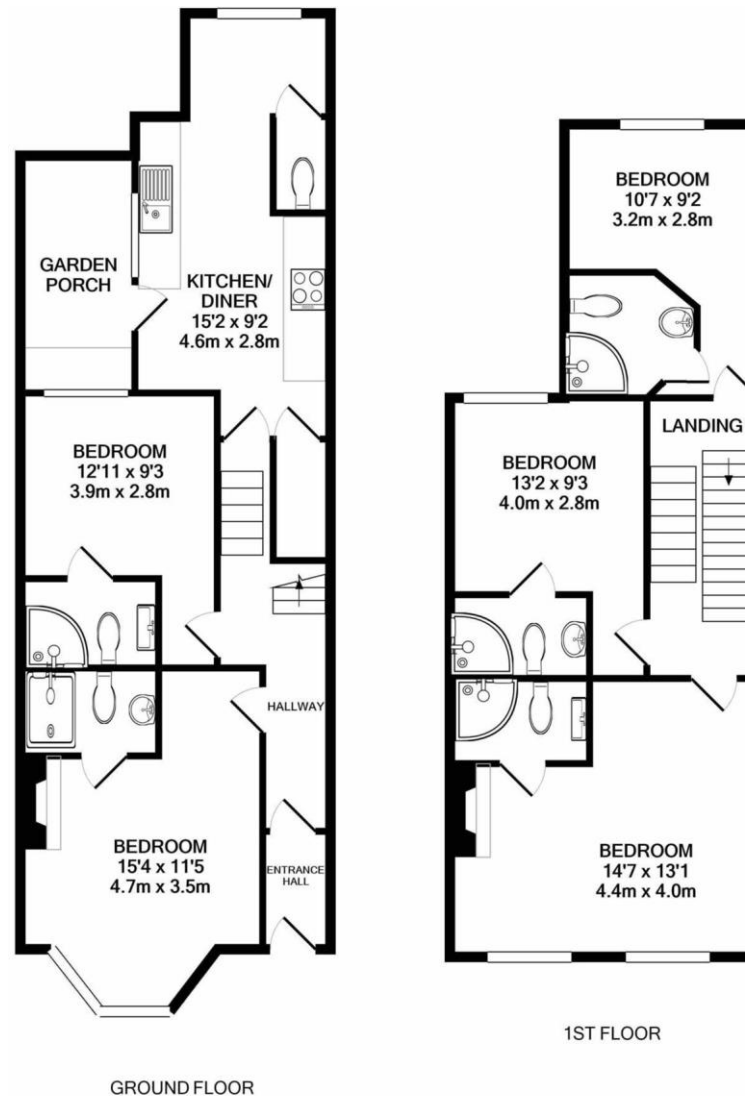
Comprising a shower cubicle with over head shower attachment. Low level W.C. Heated towel rail.

Room 5

Double glazed window to the front aspect.

En - Suite

Comprising a shower cubicle with over head shower attachment. Low level W.C. Heated towel rail.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2021



view this property online fox-and-sons.co.uk/Property/EBN119031



welcome to

Ashford Road, Eastbourne

- *** GUIDE PRICE £380,000 - £390,000 ***
- HMO
- FIVE BEDROOMS
- FIVE EN SUITES
- SPACIOUS COMMUNAL KITCHEN FACILITIES

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£380,000 - £390,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN119031



Property Ref:
EBN119031 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



fox & sons



01323 410911



Eastbourne@fox-and-sons.co.uk



19 Cornfield Road, EASTBOURNE, East Sussex,
BN21 4QD



fox-and-sons.co.uk